

## Environmental Comments from Sector Meetings

Almost 700 ideas were gathered in a series of meetings in the summer of 2003. A total of 408 ideas were gathered during brain-storming exercises at three meetings held in June 2003 for the Environmental Advisory Commission (EAC), Planning Commission (PC), and Economic Development Commission (EDC) and at five sector meetings held in July throughout the town. Participants in these exercises came up with ideas in response to the question, "What do we need to do to make Leesburg the best community possible 10 or 20 years from now?" Each commission and each small group in the sector meetings also ranked the five most important ideas among all the ideas that they developed (1 being the highest ranked and 5 being the lowest).

In addition to the idea-gathering exercise, a mapping exercise was conducted as part of each of the five sector meetings. Four questions were posed to the participants: What do we have now that you want to preserve; what do we have now that you want to remove; what don't we have now that you want to achieve; and what don't we have now that you want to keep out? Participants did not rank ideas in the mapping exercise.

Finally, 24 ideas were given to staff outside of the exercises that were conducted at the sector meetings. As a result of advertising for the meetings, some ideas were e-mailed to [townplan@leesburgva.org](mailto:townplan@leesburgva.org). Other ideas were written before/after the meeting and delivered to staff or written on the comment cards handed out at the meetings. The ideas received include a memorandum from the Tree Commission and comments from a former planning commission member.

Staff grouped every comment in one of various categories that are similar to chapters of the town's comprehensive plan (category A). Staff also classified some ideas a second time if the idea seemed to address more than one issue (category B).

The attached categories of comments have been selected because of their environmental emphasis. In addition to those categorized as "environmental," ideas in other categories are included. Staff has shaded ideas in those other categories if they were not related to environmental issues.

EAC = Environmental Advisory Commission

PC = Planning Commission

EDC = Economic Development Commission

OHD = Old and Historic District Sector (groups 1, 2, and 3; and mapping group)

SE = Southeast Sector (groups 1 and 2; and mapping group)

SW = Southwest Sector (groups 1 and 2; and mapping group)

NE = Northeast Sector (groups 1 and 2; and mapping group)

NW = Northwest Sector (groups 1 and 2; and mapping group)

OUT = Received outside of sector meetings

### ***Environment--Category A***

<b>Idea #</b>	<b>Source</b>	<b>Rank</b>	<b>Ideas</b>
3	EAC	1	Honor natural environment/systems
8	EAC		Acquire available property for future environmental planning
12	EAC		Do not permit environmentally unsafe development
18	EAC		Implement comprehensive recycling program (residential and commercial)
19	EAC		Ensure an adequate and safe public water supply
20	EAC		Ordinance enforcement: fines go into environmental enhancement fund
26	EAC	5B	Embrace low-impact design and energy efficient architecture (green buildings)
50	PC		Concentrate on tree canopy
94	OHD1		More land preserved (i.e. parks, wetlands, wildlife)
98	OHD1	1	Preserve open space
107	OHD1		Supporting local farmers/co-ops
109	OHD1		Preserve existing viewsheds
122	OHD2		Maintain trees; encourage additional quality trees
125	OHD2	2	Greener D.T./ Historic District - All of town
186	SE1		Improve air quality
187	SE1		Green buffer around town and county
244	SW1		Conserve and assist citizens with nature and wildlife
245	SW1	2	Create and preserve wildlife corridors into/out of Town limits.
288	NE1		Better percentage of open space in residential and commercial development
302	NE1		Protect the environment and plant trees
306	NE1		Preserve natural features - ex. creeks
378	NW1		Lower impact development, build to LEED standards - minimal runoff from parking lots, etc.
434	SEM		Preserve the natural area with lake off of Children's Center Road (in county) between the bypass and the Audubon Naturalist Center on the west side of town.
497	SWM		Protect trees on Woodleigh Hills.
668	OHDM		Encourage planting of a diversity of tree species that are insect- and disease-tolerant.
684	OUTS		Please do something about air quality (not just ozone but the other pollution too). Please publicize where citizens can inquire re: air quality, its measurement of improvement.

### ***Environment--Category B***

<b>Idea #</b>	<b>Source</b>	<b>Rank</b>	<b>Ideas</b>
28	EAC		Greenbelt edge around Leesburg
34	PC		More green space, more green space, more green space

391	NW2		Greener and protection of trees
396	NW2		Town should subsidize the maintenance and replacement of trees; tree ordinance
414	OHDM		Preserve the tree canopy in the district, and more of a tree canopy in new areas.
484	SEM		Improve buffer yard requirements to eliminate existing weed trees and add native trees.
489	SEM		Keep out a power plant.
585	NEM		No more asphalt downtown.
670	OUTS		Establish a Tree Bank Account
671	OUTS		Adopt a "No Net Loss of Shade Tree" policy for all capital projects

### ***Parks & Recreation--Category A***

<b>Idea #</b>	<b>Source</b>	<b>Rank</b>	<b>Ideas</b>
34	PC		More green space, more green space, more green space
38	PC		Develop quality and affordable recreation for all levels of the community (youth, elderly, etc.)
43	PC		Establish a dog park
67	EDC		Mature network of walking and biking trails/master trail plan
92	EDC		Pocket parks around town
93	EDC		Central gathering space--multi-use
117	OHD1		Central gathering area downtown (i.e. benches, water features)
118	OHD2		Need for dog parks
132	OHD2		Town purchase land for pocket parks (trees instead of new houses)
135	OHD2		Encourage public space as part of redevelopment
144	OHD2		\$ contributions (from developers) for parks and schools
194	SE1	2	More recreational facilities (parks and ballfields)
210	SE2		Green buffer around town and county
218	SE2		Provide more passive recreation and open space
222	SE2		Provide a passive park in southern part of town and a second library
232	SE2		Protect open spaces
294	NE1	1	Create recreational facilities and programs for teens
308	NE1		Pocket parks
320	NE2		Comprehensive network of trails (safe, multi-modal bike and pedestrian) town & county; for both leisure and errands
331	NE2		Preserve simple open space
334	NE2		Riverwalk - Tuscarora Creek; increase downtown park space
335	NE2		Increase recreation opportunities near Potomac/mountains (along ridge line of Catoctin)
345	NE2		Connect Potomac Heritage to W&OD Trail
351	NW1	2	Implement the current trail plan
355	NW1		Plan to build more "Freedom Parks" - play fields for kids/all
364	NW1		Potomac River access for small craft (non-motor)
368	NW1		Maintain high school cross country trail at Ida Lee
372	NW1		Riverwalk along Town Branch of Tuscarora Creek from historic district along Tuscarora Creek
376	NW1		Outdoor pool at Ida Lee
384	NW2		Develop trails, outdoor pool at Ida Lee
386	NW2		Complete sidewalks and park trail system
390	NW2	4	Develop water feature (ex: public fountain)
429	SEM		Get as much park land as possible.
430	SEM		Keep Olde Izaak Walton Park and the adjacent property from S. King Street to Gateway Drive.

431	SEM		Protect the area along Tuscarora Creek for a stream valley park and tie into the W&OD Trail.
435	SEM		Preserve Festival Lakes and keep it green.
436	SEM		Keep the W&OD Trail.
448	SEM		Develop Shellhorne property as a park.
449	SEM		Provide dog parks at Shellhorne and other locations.
495	SWM		Keep existing trails at Greenway Farms.
496	SWM		Preserve Rust Sanctuary.
499	SWM		Keep Olde Izaak Walton Park.
532	SWM		Would like to see riverwalk at Tuscarora Creek.
535	SWM		Provide an outdoor pool like the one in Franklin Park in Purcellville.
536	SWM		Ida Lee Recreation Center maintain cross-country trail (rather than parents of students).
601	NWM		Preserve the recreation open space behind the North Street school administration building.
607	NWM		Keep the wildlife "sanctuary" on Morven Park Road.
609	NWM		Preserve Ida Lee Park.
621	NWM		Make current open space (undeveloped land) into parks.
643	NWM		Add outdoor pool to Ida Lee Park.
649	NWM		Add parks and open space for recreation.
687	OUTS		Build outdoor pool at Ida Lee

### ***Parks & Recreation--Category B***

Idea #	Source	Rank	Ideas
36	PC		Trail, bike, and pedestrian connectivity for all residents (master plan)
68	EDC		Multi-generational living and recreation for all
90	EDC		Water features (ex., fountains) around town
94	OHD1		More land preserved (i.e. parks, wetlands, wildlife)
98	OHD1	1	Preserve open space
99	OHD1		Meets all needs of whole spectrum of existing population for housing and leisure
177	OHD3		See sense of place with identifiable boundaries (i.e. sidewalk cafés) where people can meet and little parks
187	SE1		Green buffer around town and county
203	SE1		Maintain events and public recreation center
295	NE1		Complete sidewalks, trail system to make Leesburg more pedestrian-friendly; connect with other trails/communities with bike facilities at destinations
349	NW1	3	Complete bike trails and sidewalks - town-wide/county
353	NW1	5	Have Town Plan include/follow the downtown commercial plan, especially with trails, greenways and facilities
374	NW1		Build a low-impact amphitheater at Ida Lee for Bluemont

422	OHDM		Improve trail and sidewalk connectivity.
434	SEM		Preserve the natural area with lake off of Children's Center Road (in county) between the bypass and the Audubon Naturalist Center on the west side of town.
456	SEM		Make Tuscarora Creek an amenity in the downtown.
500	SWM		Preserve the North Street school board annex and sports field.
508	SWM		Concerned about kids on trails in the dark during the winter.
516	SWM		Provide bicycle/pedestrian trail at Chancellor Street to connect with W&OD.
517	SWM		W&OD is crowded; need other facilities.
518	SWM		Need a north/south trail connection.
522	SWM		Improve access to the Rust Sanctuary as walking/bicycling path.
523	SWM		Provide connections of sidewalks and trails.
551	NEM		Provide trails to access the Potomac River.
552	NEM		Provide informational signs for the trail system.
553	NEM		Provide a trail along Old Ball's Bluff Road to connect Ball's Bluff Park to Ida Lee Park.
555	NEM		Establish the town's portion of the Potomac Heritage Trail.
625	NWM		Pedestrian access to Ida Lee Center and Rust Library needs to be improved.
631	NWM		Complete trails system for better access to Ida Lee Park.
673	OUTS		Add Planning/County cooperation on Bolen Park/Shellhorn Site as an issue.

### ***Aesthetics--Category A***

<b>Idea #</b>	<b>Source</b>	<b>Rank</b>	<b>Ideas</b>
49	PC	5A	Demand architecturally superior design and materials in new construction
52	PC		Avoid Sheetz-type shopping center (Leesburg Park)
70	EDC		Set high development standards and adhere to them
77	EDC		Downtown ambience uptown/throughout town
88	EDC	5	Establish high quality streetscape design standards
90	EDC		Water features (ex., fountains) around town
114	OHD1		Unclutter downtown (signs, wires, etc.)
123	OHD2		Underground utilities
129	OHD2	2	Develop streetscape plan (landscaping/sidewalks/landscaping)
130	OHD2		More retail designed like Market Station (not so linear)
134	OHD2	3	Negotiate with developers to keep historic nature of the town
142	OHD2	4	Don't allow more "Sheetz-type" development
146	OHD2		More crosswalks - red brick
157	OHD3		Expand historic district and authority of Board of Architectural Review beyond current scope
161	OHD3		Aesthetic environment including underground utilities
163	OHD3		Redevelopment (infill properties) that maintains architectural integrity
164	OHD3		Expand from historic district and create new districts beyond downtown
177	OHD3		See sense of place with identifiable boundaries (i.e. sidewalk cafés) where people can meet and little parks
179	OHD3		People friendly signage throughout town and gateways
197	SE1		Reston = good; Manassas = bad
200	SE1		Have town outside bypass feel a part of the town (ex., location of welcome sign)
201	SE1		Rezone or beautify (higher design standards)
202	SE1		Mindful of all gateways (7 West, 15 North, 15 South, Greenway) into town
219	SE2		No more cookie cutter developments
221	SE2	2	Provide better mix, style, and price range of housing
229	SE2		Protect all entrances into town
233	SE2		Provide high landscaping standards and street trees
264	SW1		Decorate all downtown buildings in Leesburg with holiday lights at Christmas time
265	SW1		Flowerboxes on windowsills in downtown in summer.
292	NE1		Equal consideration to aesthetics of affordable housing areas - similar to downtown
348	NW1		"Quaint vs. Shabby" in historic district and older parts of town - Town fix up shabby property and place lien

354	NW1		Create a more uniform/tailored look on East Market Street commercial (street trees, sidewalks, lighting, landscaping in median)
358	NW1		Improve commercial streetscapes and architectural standards for development to compliment historic district
391	NW2		Greener and protection of trees
396	NW2		Town should subsidize the maintenance and replacement of trees; tree ordinance
400	NW2		Establish Leesburg gateway signage at entrances
410	OHDM		Preserve the northern approach into Leesburg (US 15)—the openness of Morven Park and Ida Lee Park leading into the canopied blocks of historic houses between Union Cemetery and North Street.
411	OHDM		Keep the single-family houses on Memorial Drive, placed close to the street and with an alley behind.
413	OHDM		Preserve the architecture and design character of the district as a whole.
414	OHDM		Preserve the tree canopy in the district, and more of a tree canopy in new areas.
415	OHDM		Improve the East Market Street corridor east of Dodona Manor, which should be redeveloped to look more like the historic district (special sidewalks, trees, building setbacks, design of parking areas).
416	OHDM		Redevelop the commercial shopping centers, as buildings and sites are currently designed, along East Market Street (Leesburg Plaza) and South King Street (Virginia Village).
420	OHDM		Extend historic character features and site design beyond the historic district along East Market and South King Street to Route 15 Bypass.
421	OHDM		Plant more trees in the historic district.
423	OHDM		Improve facades of historic houses north of the new Courts complex development (for example, with façade improvement incentives) and add landscaping to the side of the complex to offset the adverse impact of the development.
426	OHDM		Restrict large and numerous signs within Town boundaries, including billboards. Neon signs should not be allowed in the historic district but should be allowed when architecturally appropriate in other areas as they redevelop.
433	SEM		Preserve scenic views from high spots in town.
444	SEM		Remove the Westpark Hotel.
445	SEM		Remove weed trees along bypass.
446	SEM		Remove orange roof at Home Depot.
455	SEM		Improve the area around S. King Street adjacent to W&OD trail.
456	SEM		Make Tuscarora Creek an amenity in the downtown.
457	SEM		Provide park atmosphere in the downtown.
482	SEM		Provide buffer along south side of Rt. 7 adjacent to commercial property and add trees along the north side.
483	SEM		Green-up Sycolin Road.



484	SEM		Improve buffer yard requirements to eliminate existing weed trees and add native trees.
486	SEM		Muted colors for commercial roofs (e.g., not like Home Depot's orange roof).
491	SEM		Keep out high-rise buildings.
498	SWM		Preserve the Rodgers family farm.
506	SWM		Enjoy driving through town (rather than the bypass) despite congestion.
510	SWM		Remove the West Park Hotel building.
514	SWM		Remove riprap on Plaza Street.
529	SWM		Virginia Village has gotten better and needs more rehabilitation.
576	NEM		Provide a Leesburg entrance sign with gateway design at the town boundary on Rt. 7.
585	NEM		No more asphalt downtown.
596	NWM		Protect the Route 15 entrance to town from the north.
598	NWM		Keep privately held open space (farm) behind Sunrise Assisted Living.
600	NWM		Keep trees and green space.
612	NWM		Get rid of old cars/trucks on Morven Park Road and Waterford Road.
616	NWM		Fix the blank wall of parking garage on Loudoun Street and storage in ticket-taker booth.
617	NWM		Renovate alley near Town Hall between Market/Loudoun streets.
619	NWM		Improve streetscape at ticket-taker booth to parking garage on Market Street and Loudoun Street entrances.
620	NWM		Fix street appeal of Town Hall at Wirt and Market streets.
657	NWM		Keep out unattractive signs and sign clutter.
663	OHDM		Encourage the construction of buildings close to the street rather than being setback at a distance from the street.
664	OHDM		Limit development heights within the Route 15 Bypass to be compatible with existing development; no high-rise development.
665	OHDM		Encourage parking garages or more dispersed, smaller parking lots at the rear of buildings and away from the street rather than large expansive parking areas in the front of buildings and adjacent to the street.
666	OHDM		Create development regulations that encourage an improved quality of architecture and site design (not overly prescriptive) while still allowing for flexibility and creativity.
667	OHDM		Encourage better tree spacing—do not overcrowd trees in new development to increase the green effect at the time of development but leads to problems in future years.
670	OUTS		Establish a tree bank account
671	OUTS		Adopt a "No Net Loss of Shade Tree" policy for all capital projects.

### *Aesthetics--Category B*

Idea #	Source	Rank	Ideas
--------	--------	------	-------

10	EAC	4	Focus redevelopment in strip malls, with high quality design
48	PC		Redevelopment adjacent to historic district should be in character with historic district
53	PC		Provide incentives to businesses to upgrade their buildings and property
58	PC		Gentler transition between residential and commercial and integrated designs
91	EDC		Establish visual gateway to town, historic downtown
100	OHD1		Downtown history attracts others, enforcement of guidelines throughout town, especially historic district (architectural integrity)
109	OHD1		Preserve existing viewsheds
126	OHD2		Unobtrusive but significant parking
178	OHD3		Parking (garages that don't look like garages)
184	SE1	5	Preserve small-town feel while promoting business
263	SW1		Pedestrian-scaled retail (accessible street-front)
302	NE1		Protect the environment and plant trees
307	NE1		System to fix older buildings in Historic District, maintain integrity and character of Old and Historic District
309	NE1		Make edge of downtown more walkable (i.e. strip malls on Market Street, add trees and sidewalks, walkways)
350	NW1		Keep historic district viable, clean, healthy and inviting
352	NW1		Preservation for older neighborhoods - "identity", repair old residences through code or financial incentives
363	NW1		Change Market/Loudoun Streets to one way and redesign intersections at historic district entrances
390	NW2	4	Develop water feature (ex: public fountain)
412	OHDM		Preserve the residential area along the southern side of Town Branch east of South King Street.
497	SWM		Protect trees on Woodleigh Hills.
556	NEM		Redevelop the K-Mart shopping center (including developing vacant area behind center) to include buildings up to the street with parking not along the streetscape.
629	NWM		Add storefront retail on Loudoun Street as part of Town Hall expansion. Must be dedicated for that purpose. Return to 1940-era look on Loudoun Street.
650	NWM		Houses like those on Memorial Drive would be good infill on undeveloped land.
651	NWM		Need welcome sign and wayfinding signs.
659	OHDM		Encourage redevelopment and new development that complements and connects with the existing downtown rather than creating a separate and competing version of the downtown.
662	OHDM		Encourage pedestrian friendly streets, with brick or brick-like sidewalks, trees, human-scaled lights.

***Miscellaneous--Category A***

Idea #	Source	Rank	Ideas
25	EAC		Adopt policy to become model/showcase town
27	EAC		Take care of teenagers
71	EDC		Town sees itself as suburb of major metro area, not small rural town
83	EDC		Large, viable healthcare facility in town
86	EDC		Volunteer network
121	OHD2		Keep churches downtown
127	OHD2		Address needs of diverse population (Hispanic + others)
133	OHD2		Encourage more street closings for events and alternate street closings
139	OHD2	5	Encourage public activity/interaction - sense of community
141	OHD2		More outdoor seating (for eating) (through Z.O.)
149	OHD2		Noise regulations (motorcycles...)
150	OHD2		Light pollution
152	OHD2		No additional street closings
180	OHD3		Information/resource center
199	SE1		Another post office facility (plenty of parking, better access)
234	SE2		Improve health care options
261	SW1		Deal with creating a sense of community pride and ownership
322	NE2		Need to be a more cohesive community; (town meetings) more community involvement, more responsive town government, increase community convenience
380	NW2		Emergency room closer to highway accessible area (relocate existing)
527	SWM		Build up hospital and make it better.
531	SWM		Need a restaurant in Leesburg that kids would like to eat at (such as found at Market Center in Cascades).
587	NEM		No nightlife downtown.
685	OUTS		Need a place for shoppers' dogs at outlet mall and diners' dogs downtown near restaurants.
688	OUTS		I would like to see a Leesburg Christmas tree ornament like the White House does. Money raised could help the historic district or some other worthwhile cause.

***Miscellaneous--Category B***

Idea #	Source	Rank	Ideas
1	EAC		Engaged and active citizenry
30	PC		Have a vibrant place and destination
81	EDC		Street cafes
154	OHD3	2	Community that honors all age groups with housing, recreation, and community involvement opportunities for multiple generations

171	OHD3		Advertise town (i.e. reasons to come on day trips)
226	SE2		Look at impacts of new development on existing development
239	SW1		Increase citizen awareness and participation in planning process.
242	SW1		Medical care within walking distance.
252	SW1		A town where you can shop for 75 percent of needs.
270	SW2		Increased healthcare options; more hospitals
273	SW2		Plan for a balanced community (jobs, recreation, houses, other amenities, etc.)
274	SW2		More shopping areas that one can walk to
287	SW2	2	Relocation guide supplied by gvt.; town "how-to" guide, ex: utilities, cable, garbage-pick information
291	NE1		Increased shopping
299	NE1		Excite residents about Downtown
301	NE1	5	Have different types of restaurants and businesses in town
315	NE1		Pedestrian downtown, no cars - "pedestrian mall" 8 blocks from center of town
325	NE2		Educate public on strengths/weaknesses of existing Town Plan; share info. On costs of services for various uses (residential vs. commercial)
339	NE2		Protect residential neighborhoods from parking, increased congestion, cut-through traffic
361	NW1		Increase multi-generational activities (Christmas in April)
394	NW2		Leesburg Christmas ornament (as fundraiser) (ex: White House ornament)
447	SEM		Stop speeding and uncourteous drivers.
480	SEM		Want law-abiding and courteous drivers.
578	NEM		Want a college in town.
582	NEM		Want evening retail hours downtown.
622	NWM		Need more diverse business in downtown (ex: drugstore).
635	NWM		Need better restaurants and mix of businesses downtown (steer development).
639	NWM		Need an upscale deli and grocery—mini Sutton Place.
642	NWM		Add halfway houses/services for low-income, homeless, mental health.
648	NWM		Fix directional signs to downtown (west side of town).